

# 5a Valmay Avenue, Picnic Point, NSW 2213

AUSREALTY

## Sold Duplex/Semi-detached

Thursday, 13 June 2024

5a Valmay Avenue, Picnic Point, NSW 2213

Bedrooms: 3

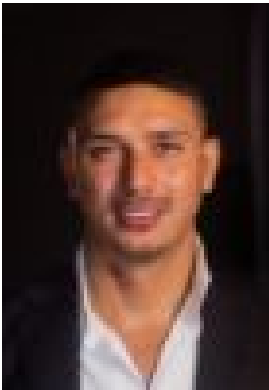
Bathrooms: 2

Parkings: 2

Area: 280 m2

Type:

Duplex/Semi-detached



Karim Alrefai  
0290718668



Hani Obeid  
0457038716

**\$1,550,000**

"Our home has been more than just a place to live; it's been part of our family's journey. From the laughter-filled rooms during birthday parties to the quiet weekend mornings spent in the garden, every corner of this house has a story. It's been a setting for family dinners and weekend relaxations. We're now ready to offer this home to someone who values community and the warmth of a lovingly maintained space." - Owner-

Experience modern living in this four-year-old family home. It offers a stylish, easy-to-maintain space with state-of-the-art construction and a functional layout- Three spacious bedrooms with potential for a fourth bedroom, two bedrooms with a walk-in robe including the main with an en-suite bathroom and access to a private balcony- Two well-appointed bathrooms boasting heated floors, sink vanity, floor-to-ceiling tiles, glass-walled shower, and a freestanding bathtub plus two additional toilets on the ground floor- Open-plan living and dining area flooded with natural light with access to the outdoor covered entertaining area, plus an additional retreat from the lounge, perfect for daily activities or gatherings- Modern kitchen with Fisher and Paykel appliances, plenty of counter space, butler's pantry and an island benchtop with seating for casual dining- This home also features zoned ducted air conditioning, oak flooring, a secure garage with a car lift allowing for two cars, CCTV, Alarm system for safety and convenience, gas Rinnai hot water system and remote access to garage.- The outdoor area offers a landscaped garden, a patio for alfresco dining, and a sparkling pool, ideal for hosting gatherings- Located in sought after Picnic Point primary school catchment, a Friendly neighbourhood, short walk to parks, schools, and shopping amenities. Well-connected by public transport for professionals and families

Water Rate: \$170/quarter  
Council Rate: \$397/quarter